

## **FINANCE COMMITTEE**

### **Minutes**

**October 6, 2014**

Regular meeting of the Finance Committee was held on Monday, October 6, 2014 at 7:30 p.m. in the Finance Committee Room, Town Hall, with the following members present: D. Bruce, J. Denneen, S. Lawson, J. McDermott, J. Burke, T. Williams, M. Iwanowicz, C. Lane, M. Trudell, P. Hinton Absent were: A. Healy, J. Lowre, S. Ahmed and D. Crowley. Also in attendance was Interim Town Administrator J. Johnson, Finance Director M. Thompson, Town Accountant J. Cuneo and Economic Development Director S. Mercandetti.

7:30 p.m. – Quorum being present, the meeting was called to order by the Chairman D. Bruce.

### **October 20, 2014 Fall Annual Town Meeting**

#### **Appointments:**

#### **7:30 p.m. – Planning Board Articles 24, 25, 26 and 27 Zoning By-law Amendments**

Planning Board Chairman J. Conroy and Member J. Murtagh present to discuss these articles. .

J. Conroy explained that the proposed articles on the Warrant are more of a housekeeping nature and to clean-up language. These recommendations had come forward from the Building Inspector, J. Mee, who had issues with interpretation on the Zoning By-law.

All articles on the Warrant are before the Finance Committee as it is felt that all articles have some financial impact on the Town.

#### **Article 24 – Schedule of Use Regulations , Sec. 6.C.8.F**

J. Conroy explained that this proposed change deals with side yard exemptions. Provides uniformity for all lots. It is not more restrictive than previously in the Regulations. Planning Board voted 5-0-0 to recommend Favorable Action as advertised.

**MOTION MADE** by J. Denneen, Seconded by S. Lawson for Favorable Action on Article 24 as stated in the Warrant, Motion Passed (10-0-0) (10 voting)

#### **Article 25 – Zoning By-Laws Section 6.C.11**

J. Conroy explained that this proposed change deals with the addition of the word “decks” after enclosed porches. Planning Board voted 5-0-0 in favor.

**MOTION MADE** by J. Denneen, Seconded by S. Lawson for Favorable Action on Article 25 with addition of the word deck after unenclosed porches as presented by the Planning Board. (Proposed motion of the Planning Board), Motion Passed (10-0-0) (10 voting)

#### **Article 26 – Zoning By-Laws, Section 13.2**

J. Conroy explained that any change is in a use that requires a Special Permit that meets the requirements of Limited Site Plan Review may be submitted as such without the need for a full Site Plan. This came about due to applicants for pool tables and entertainment licenses required to obtain a Special Permit. Planning Board only deals with what is outside of a building. Proposed change makes sense. The proposed wording dealing with 3 or more dwellings in a multi family added more confusion and will have to be cleared up. Planning Board might withdraw this article or come back with correct language.

Held for more exact language from the Planning Board. Article may be withdrawn.

#### **Article 27 – Zoning By-law Section 5-B Schedule of Use Regulations**

J. Conroy explained that this proposed change deals with accessory uses in residential and commercial property, deleting the words private guest house, caretaker's quarters. To read as Accessory where incidental to a permitted use, including the following: greenhouse, stable, tool shed, playhouse, tennis court, boathouse or other similar building or structure for domestic storage use.” Planning Board voted 5-0-0 in favor of this article.

**MOTION MADE** by J. Denneen, Seconded by S. Lawson for Favorable Action on Article 27 as printed in the Warrant, Motion Passed (10-0-0) (10 voting) Unanimous

#### **Article 2 – FY2015 Supplemental Budget Articles**

J. Conroy spoke to under this article requesting \$15,000 for a consultant. Out of last year's budget, they encumbered \$16,000. Consultant will deal mainly with open space of the Buttimer property, and Islam cemetery on Route 1. They need assistance with this application, they need to protect the water. Board of Health has not voted on this. When they need this money they will come before the Finance Committee for a Reserve Fund Transfer. In FY2016 they will be looking for a full time planner that will help guide the Planning Board through the process and give them options. This would streamline the process. Planner would work for the Planning Board and be an employee, a Consultant works off site and is paid hourly.

#### **Finance Committee Votes**

Discussion ensued by the FinCom Members that the previous vote on the Planning Board Articles 24 – 27, Committee had voted Recommendation at Town Meeting. Committee did not vote to reconsider Articles 24 – 27 prior to taking votes on the Planning Board Articles. Committee questioned whether this vote for Reconsideration was necessary.

**MOTION MADE** by J. Denneen, Seconded by S. Lawson that the Interim Town Administrator J. Johnson obtain an opinion from Town Counsel on the need to take a vote of Reconsideration. Motion Passed (10-0-0) (10 voting) Unanimous

### **Town Administrator Updates**

#### **Article 11 – DPW Contract**

Possibility of the DPW reconsidering their vote on Thursday, October 9, 2014. This will be the last opportunity to make the deadline for approval at Town Meeting.

#### **Articles 28, 29 - Pilot Agreement/Solar Overlay District**

First step necessary in the process is the approval of the zoning, then a Pilot Subcommittee is formed to negotiate an agreement for payment in lieu of taxes. J. Johnson to provide the Committee with additional information.

#### **Adjourn:**

**MOTION MADE** by J. Denneen, Seconded by S. Lawson to adjourn at 9:00 p.m., Motion Passed (10-0-0) (10 voting) Unanimous

Respectfully submitted,

Clare P. Abril  
Clerk